



BUILDING 2020

Building 2020 (formerly 401) was built in 1927 as barracks for an artillery battalion and currently serves as a barracks. The three-story building with four rear wings is based on standardized Office of Quartermaster General plans in a Colonial Revival style with stone-capped parapeted gable-ends and three rear wings. Three parapeted pavilions with pedimented stone door surrounds emphasize the main entrances. The concrete post-and-slab structural system supports infill brick exterior walls and a wood-framed tile roof with gabled dormers. The central unit is stuccoed on the upper two floors of the facade. Simple concrete pier porches extend along the rear and flank the three rear wing courtyards. The building is identical to Building 2021 and is a stretched version of Buildings 2007 and 2008.

The character of the building is established by its overall symmetry, the rhythmic consistency of the 6/6-light windows with transoms, the prominent front entries including oval windows, and the tile roof. Minor but important details include the cast iron pipe downspout boots, wrought-iron and pipe railings, and entryway fan windows.

The interior was completely remodeled in 1974 with new partition walls, drop ceilings, and doors. Only entry foyers and stairs remain as simple reminders of the original architecture. Most exterior doors, with the exception of main entries, were replaced with flush fire-rated units and most windows were replaced with vinyl units during the remodel; both of these changes, and the white-painted concrete steps, detract from the historic architectural character.



1987 PHOTO

BUILDING 2020

CONDITION SURVEY DATA SHEET

BUILDING 2020

EXTERIOR ELEMENT

EXISTING
ORIGINAL FABRIC
ALTERED FABRIC
TYPE
NEEDS ATTENTION
SEE SURVEY NOTE
SPECIAL ITEM

REMARKS

LANDSCAPING

SIGNAGE	3	3				
DRAINAGE & GRADING	3	3		▲ 123	ORIG. SEWER ABANDONED GRADE RAISED OVER SILLS	
LIGHTING	3	3		▲ 19	SECURITY LIGHTING INTRUSIVE	
PLANTING	3	3		▲ 45	OVERGROWN - TOO CLOSE TO BUILDING	

FOUNDATIONS

CONCRETE WALL	3	3				
CONCRETE PIERS						
SKIRTING						

WALLS

WOOD SIDING						
CONCRETE						
STUCCO	3	3				
CONCRETE/STONE FACE						
MASONRY	3	3		▲ 6-0	VEGETATION/STAINS. BAD EXPANSION JOINTS	
PAINT	3	3		▲ 11	BASEMENT WINDOWS WEATHERED	
WOOD TRIM	3	3				
STEEL COLUMNS						
METAL TRIM						
ASBESTOS SIDING						

ROOFS

COMPOSITION						
BUILT-UP						
METAL						
TILE	3	3				
FLASHING	3	3			FLUE CORNER / PARAPET FLASHING	

ROOF ACCESSORIES

BELL TOWER						
CLERESTORY						
ATTIC VENTS						
GUTTERS	3	3			IN-CHARACTER	
SCUPPER BOXES						
DOWNSPOUTS	3	3			IN-CHARACTER	
MISC. PENETRATIONS						

DOORS

WOOD PANEL	3	3	62		ERZUT DOORS ONLY. REST REPLACED
FLUSH WOOD	3	3			ORIG VAILLY TYPES 35 36 38
FLUSH METAL					
GLASS LIGHTS	3	3			
HARDWARE	3	3			
TRANSOM	3	3			
WOOD OVERHEAD					
METAL OVERHEAD					

WINDOWS

WOOD DOUBLEHUNG	3	3	57, 62, 63		ORIGINAL REMOVED EXCEPT DORMERS
WOOD CASEMENT					
GLASS BLOCK					
VINYL	3	3		13	VINYL REPAIRMENTS POOR
WOOD VENT/HOPPER	3	3	12	▲ 12	POOR PUTTY
WOOD DECORATIVE	3	3	24		
WOOD FIXED					
METAL CASEMENT					
METAL AWNING/HOPPER					
METAL DECORATIVE					
SCREENS/BARS	3	3		▲ 14	ALUMINUM SCREENS INTRUSIVE

PORCHES

ROOFED	3	3		▲ 16, 17	CONCRETE CRACKS / POOR PATCHES
ENCLOSED					
CONCRETE STEPS	3	3		▲ 15	CONCRETE SPALLS
WOOD STEPS					
GRANITE STEPS					
BRICK PORCH & STEPS					
METAL RAILING	3	3		▲ 18	ANCHORS PULLING LOOSE ON LEAK
WOOD RAILING					
COLUMNS					
ROOF BALUSTRADE					

FIRE ESCAPES

METAL	3	3			INTRUSIVE
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CHIMNEYS

MASONRY					
METAL					

CONDITION SURVEY

1. Downspouts are not connected to sewer or drywell system causing water ponding adjacent to foundation.
2. Planting beds adjacent to foundation promote ponding; need to slope away from building.
3. Grade has raised next to foundation; contact with wood window sills occurs at rear of building.
4. Tree/shrub plantings adjacent to building are seriously overgrown.
5. Ivy growing on walls is potentially damaging mortar.
6. Vegetation growth present on parapet ends and along second floor water table.
7. Brick walls below chimneys on parapet ends are stained from vegetation and soot runoff.
8. Wall expansion joints separating building subunits have hardened and cracked.
9. Brick infilling and additions on rear; both brick and mortar colors do not match original fabric.
10. Stone entryway chipped or spalling on north and south (A and D) entries. Also drilled holes at entry A. Graffiti scratched into entry B.
11. Dormer trim work weathered and needs painting; inspect copper sheathing and flashing.
12. Putty replacement on foundation windows poorly installed.
13. All main windows have been replaced with vinyl-coated units with plastic false muntins and blocked-out transom areas. This is not considered recommended practice by Advisory Council on Historic Preservation. Also, a number of false muntins have been broken leaving windows that do not reflect the historic character of the building.
14. Aluminum screens are structurally inadequate and poorly installed. Plain aluminum also not sensitive to historic character of building.
15. Concrete front steps spalling at entry A. Rust on railings needs attention.
16. Poor concrete patches occur on rear porch beams and piers.
17. Paint peeling with cracks and efflorescence on rear porch indicates moisture problem.
18. Pipe rail anchors are pulling loose on rear porch.
19. Security lighting is mounted on building surfaces.
20. Antennas are mounted on roof; if absolutely necessary, they should be consistently located towards rear of building. Abandoned antennas and mounting boards are attached to dormers.

MAINTENANCE AND REPAIR SCHEDULE

- A. IMMEDIATE
B. 6 MOS. - 1 YRS.
C. AS FUNDING PERMITS
• 6 MOS. - 2 YRS.
+ 2 YRS. - 4 YRS.
• 5 YRS. - 10 YRS.

BUILDING 2020

EXTERIOR ELEMENT

	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE * + 0	IN HOUSE SEE NOTE	REMARKS
LANDSCAPING					
SIGNAGE	2.5				
DRAINAGE & GRADING	B 2.2		•	• 1-3	LOWER GRADE; ADD DRAINAGE
LIGHTING	C			19	
PLANTING	B 2.1	•		• 4,5	PRUNE/FERTILIZE
FOUNDATIONS					
CONCRETE WALL			•	•	MONITOR CRACKS; REPAIR
CONCRETE PIERS					
SKIRTING					
WALLS					
WOOD SIDING					
CONCRETE					
STUCCO			•	•	CHECK SOUNDNESS; PATCH/PAINT
CONCRETE/STONE FACE					
MASONRY	B 4.2		•	• 6-10	CHECK MORTAR; CLEAN/REPOINT
PAINT	B 4.3		•	• 11	INSPECT; REPAINT AS NEEDED
WOOD TRIM			•	•	INSPECT; REPAINT AS NEEDED
STEEL COLUMNS					
METAL TRIM					
ASBESTOS SIDING					
ROOFS					
COMPOSITION					
BUILT-UP					
METAL					
TILE			•	•	CLEAN/INSPECT
FLASHING		•		•	INSPECT
ROOF ACCESSORIES					
BELL TOWER					
CLERESTORY					
ATTIC VENTS					EVALUATE VENTILATION
GUTTERS		• •		•	CLEAN SPRING/FALL
SCUPPER BOXES		• •		•	CLEAN SPRING/FALL
DOWNSPOUTS					
MISC. PENETRATIONS					
DOORS					
WOOD PANEL			•	•	REFINISH
FLUSH WOOD					
FLUSH METAL					
GLASS LIGHTS			•		CHECK/REPAIR
HARDWARE			•	•	OIL/ADJUST
TRANSOM			•	•	CHECK/REPAIR
WOOD OVERHEAD					
METAL OVERHEAD					
WINDOWS					
WOOD DOUBLEHUNG			•	•	DOORERS ONLY; INSPECT SOUNDNESS
WOOD CASEMENT					
GLASS BLOCK					
VINYL	C		•	• 13	CHECK OPERATION
WOOD VENT/HOPPER	B 7.1		•	• 12	CHECK; REPAIR/REPAINT
WOOD DECORATIVE			•	•	CHECK CONDITION
WOOD FIXED					
METAL CASEMENT					
METAL AWNING/HOPPER					
METAL DECORATIVE					
SCREENS/BARS	C			• 14	REPLACE SCREENS
PORCHES					
ROOFED	B		•	• 16,17	CLEAN/INSPECT ROOF; PATCH/REPAINT
ENCLOSED					
CONCRETE STEPS	B 8.4	•		• 15	FIX SPALLS/RUST
WOOD STEPS					
GRANITE STEPS					
BRICK PORCH & STEPS					
METAL RAILING	B 8.3	•		• 18	SCRAPE RUST; REPAINT AS NEEDED
WOOD RAILING					
COLUMNS					
ROOF BALUSTRADE					
FIRE ESCAPES					
METAL		•		•	SCRAPE RUST; REPAINT AS NEEDED
CHIMNEYS					
MASONRY			•		CHECK MORTAR; CLEAN/REPOINT
METAL					

MAINTENANCE AND REPAIR NOTES

1. **DOWNSPOUT DRAINAGE**
 - a. Provide long concrete splash blocks or drywell system.
 - b. Refer to article on "Gutters and Downspouts".
2. **GRADE DRAINAGE**
 - a. Lower planting beds.
 - b. Regrade to slope away from foundation.
3. **RAISED GRADE**
 - a. Lower grade below window elevation.
 - b. Remove and either repair window or replace with exact duplicate.
4. **LANDSCAPING**
 - a. Develop comprehensive historic landscape plan.
 - b. Remove overgrown shrubbery and replace.
 - c. Gradually prune other shrubs to smaller forms.
5. **IVY**
 - a. Remove ivy from building and kill root system.
 - b. Evaluate mortar condition and repoint if necessary.
6. **MOSS AND VEGETATION GROWTH**
 - a. Apply herbicide.
 - b. Clean residues with water and non-ferrous bristle brushes.
 - c. Inspect mortar joints; repoint if necessary.
 - d. Clean brick masonry, referring to article on "Brick Masonry Walls".
7. **STAINED WALLS**
 - a. Clean walls; refer to article on "Brick Masonry Walls".
 - b. Inspect mortar for soundness and repoint if necessary.
8. **EXPANSION JOINTS**
 - a. Retain historic architect/structural engineer to design joint replacement.
 - b. Replace deteriorated joint material with urethane sealant if less than 3/4" wide.
9. **BRICK INFILL**
 - a. Remove intrusive infill.
 - b. Replace with replica of original sash if possible.
 - c. Replace infill with masonry units that match original color and texture.
10. **CHIPPED STONE**
 - a. Retain services of experienced stone masonry repair contractor.
11. **WEATHERED DORMER TRIM**
 - a. Scrape, sand, and fill.
 - b. Refer to article on "Paint".
 - c. Inspect dormer sheathing for weather soundness.
 - d. Replace deteriorated flashing; refer to "Flashing" article.

12. FOUNDATION WINDOW PUTTY

- a. Chip out bad putty and scrape surface clean.
- b. Check for adequate glazing points.
- c. Brush wood with linseed oil.
- d. Refer to article on "Wood Windows".

13. VINYL WINDOWS

- a. Replace with wood sash units matching window type 57.

14. ALUMINUM SCREENS

- a. Replace with wood frame screens or better metal units matching trim color.

15. SPALLING CONCRETE ON STEPS

- a. Clean concrete and metal.
- b. Reanchor railing as needed and patch concrete.
- c. Prime and repaint railing using rust-inhibiting enamel.
- d. Refer to articles on "Small Concrete Repair" and "Wrought Iron Railings".

16. CONCRETE PATCHES ON PORCH

- a. Remove inadequate patches.
- b. Evaluate condition of original substrate.
- c. Provide new patch; refer to article on "Concrete Stairs and Porches".

17. PEELING PAINT/EFFLORESCENCE ON PORCH

- a. Identify source of water infiltration.
- b. Eliminate moisture source and patch cracks.
- c. Scrape or brush-off loose material and wash thoroughly.
- d. Prime with latex primer-sealer, and repaint.

18. RAILING ANCHORS

- a. Inspect all railing anchors for soundness.
- b. Remove loose railings and anchors.
- c. Replace damaged piperail segments; refer to article on "Cast Iron Railings".
- d. Grout new anchors in concrete and reinstall original railing.

19. SURFACE-MOUNT LIGHTING

- a. Relocate security lighting to freestanding poles.
- b. Patch holes in brick.

20. ANTENNAS ON BUILDING

- a. Relocate antennas to attic or freestanding area.
- b. Small military communications antennas may be mounted to rear of building.
- c. Remove all TV antennas and mounting brackets.